

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY

RE: FINAL DESIGNATION OF KEVIN D. SEAGER/BELMONT STREET REALTY TRUST AS REDEVELOPER, APPROVAL OF FINAL WORKING DRAWINGS AND SPECIFICATIONS AND PROPOSED DISPOSITION OF PARCEL R-10-B-1 and R-10-B-2 IN THE CHARLESTOWN URBAN RENEWAL AREA
PROJECT NO. MASS. R-55

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loans and capital grants with the Federal Government under Title 1 of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified Project; and

WHEREAS, the Urban Renewal Plan for the Charlestown Urban Renewal Area, Project No. Mass. R-55, (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, State and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, KEVIN D. SEAGER/BELMONT STREET REALTY TRUST have expressed an interest in and have submitted a satisfactory proposal for the development of Disposition Parcel R-10-B-1 and R-10-B-2 in the Charlestown Urban Renewal Area; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That KEVIN D. SEAGER/BELMONT STREET REALTY TRUST be and hereby are Finally Designated as Redevelopers of Parcel R-10-B-1 and R-10-B-2 respectively in the Charlestown Urban Renewal Area.
2. That it is hereby determined that KEVIN D. SEAGER/BELMONT STREET REALTY TRUST possesses the qualifications and financial resources necessary to acquire and develop the land in accordance with the Urban Renewal Plan for the Project Area.
3. That disposal of said Parcel by negotiation is the appropriate method of making the land available for redevelopment.

4. That the Final Working Drawings and Specifications submitted by KEVIN D. SEAGER/BELMONT STREET REALTY TRUST for the development of Parcel R-10-B-1 and R-10-B-2 conform in all respects to the Urban Renewal Plan for the Project Area, and that said Final Working Drawings and Specifications be and hereby are approved.
5. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.
6. That the Director is hereby authorized for and on behalf of the Boston Redevelopment Authority to execute and deliver a Land Disposition Agreement and Deed conveying Parcel R-10-B-1 and R-10-B-2, to KEVIN D. SEAGER/BELMONT STREET REALTY TRUST, said documents to be in the Authority's usual form, said execution and delivery to be conditioned upon financing satisfactory to the Director.
7. That the Secretary is hereby authorized and directed to publish notice of the proposed disposition transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, include information with respect to the "Redeveloper's Statement for Public Disclosure (Federal Form H-6004).

MEDFORD STREET

#51

2/1562
Howell
9800
445

6526 s.f.

2/1566
McCreewan
10530
37

6230 s.f.

#70

SACKVILLE STREET

#36

#34

BELMONT STREET

#39

#43

#45

#47

2/1558
Lucy C. Hart
7514
31

1950 s.f.

Belmont 2/1561
Realty Trust
13095
346

1625 s.f.

Belmont 2/1560
Realty Tr
13095
346

1317 s.f.

Belmont 2/1559
Realty Trust
13095
346

R-10-B-2
862 s.f.

R-10-B-1
1007 s.f.

1600 s.f.

2/1571
Seager
9669
65

2/1572
Timothy J. Walsh
10608
167



CLEARANCE AND SIGNATURE REQUEST

ADDRESSEE: BOARD AGENDA 9/29/88

LOG NO:

ORIGINATOR: ARMANETTI/NPZ

FILE:

SUBJECT: CHARLESTOWN: PARCEL R-10-B
(TENTATIVE DESIGNATION OF REDEVELOPERS)

DATE RETURNED:

SUMMARY:

BOARD MEMORANDUM

Memorandum requesting the granting of Tentative Designation as redevelopers to Mr. Kevin D. Seager and the Belmont Street Realty Trust for respective portions of disposition parcel R-10-B, 38 Sackville Street within the Charlestown Urban Renewal Area, to be improved as off-street parking and yard space.

COMMENTS:

- Formal Request Letters and Redeveloper's Statements For Public Disclosure Are Attached.

ORIGINATOR'S APPROVAL:	CLEARED BY:	CLEARED BY:	CLEARED BY:	CLEARED BY:	DIRECTOR'S STAFF	DIRECTOR'S STAFF
<i>Routing</i>		<i>Dept. Head</i>	<i>Law</i>	<i>Finance</i>		
Armanetti	English	Leigh	McNeil	Noonan	McCann	Chandler
<i>DJA</i> <i>9.20.88</i>						Grace

MEMORANDUM

SEPTEMBER 29, 1988

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: JOHN R. LEIGH, ASSISTANT DIRECTOR
JAMES F. ENGLISH, DEPUTY DIRECTOR
HARBOR PLANNING AND DEVELOPMENT
DAVID J. ARMANETTI, SPECIAL ASSISTANT
NEIGHBORHOOD PLANNING AND ZONING

SUBJECT: CHARLESTOWN URBAN RENEWAL AREA (MA PROJECT #R-55)
PARCEL R-10-B (38 SACKVILLE STREET, CHARLESTOWN)
TENTATIVE DESIGNATION OF REDEVELOPERS

SUMMARY: Memorandum requesting the granting of Tentative Designation as redevelopers to Mr. Kevin D. Seager and the Belmont Street Realty Trust for respective portions of disposition parcel R-10-B, 38 Sackville Street within the Charlestown Urban Renewal Area, to be improved as off-street parking and yard space.

Disposition Parcel R-10-B, containing 1,869 square feet, is located in the center of the block bounded by Medford Street, Sackville Street, Bunker Hill Street, and Belmont Streets within the Charlestown Urban Renewal Area (see map A). The lot was formerly part of Parcel R-10, acquired during the original land assembly process for Urban Renewal, but past dispositions of the parcel have left only this small, oddly shaped portion of the parcel, land-locked in the middle of the block. Recently, staff has received several formal requests by abutting landowners to purchase portions of the parcel for improvement as off-street parking and yard space (see attached letters). At this time, it is requested that tentative designation as redeveloper be granted to these two abuttors for the respective portions of the parcel further detailed in this memorandum.

Through several meetings with all the direct abuttors, staff has arrived at an arrangement which is acceptable to these neighbors, is consistent with the Authority policy of disposing these parcels to direct abuttors, and will be financially favorable to the Authority.

Mr. Kevin D. Seager, of 36 Sackville Street, is recommended as redeveloper of the 1,007 square foot southern portion of the parcel (to be known as Parcel R-10-B-1), for improvement as private yard space. Belmont Street Realty Trust (Mr. Phillip A. Tracy, Trustee), is recommended as redeveloper of the 862 square foot northern portion of the parcel (to be known as Parcel R-10-B-2), for improvement as off-street parking and yard space in conjunction with the proposed housing development being built at 43-47 Belmont Street (see map B). Both redevelopers have completed and submitted HUD 6004 Forms (Redeveloper's Statements for Public Disclosure) [attached], and have exhibited the necessary financial resources to complete their respective portions of the parcel successfully

As the disposition of Parcel R-10-B as such will greatly improve the use and appearance of this land, will further the Authority's goals of disposing the remaining unbuildable Urban Renewal Disposition Parcels to abutting landowners, and will be financially favorable to both the Authority (in disposition proceeds) and the City of Boston (in future property taxes); and as Mr. Kevin D. Seager and the Belmont Street Realty Trust have demonstrated and proven the desire and resources necessary to improve the parcel as such, it is recommended that they be granted Tentative Designation as Redevelopers of respective portions of Disposition Parcel R-10-B (as specified in the following resolutions).

Appropriate resolutions are attached.

August 5, 1988

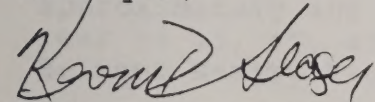
Mr. David J. Armanetti, Special Assistant
Boston Redevelopment Authority
One First Avenue, Building 34
Charlestown Navy Yard
Charlestown, MA 02129

Dear Mr. Armanetti:

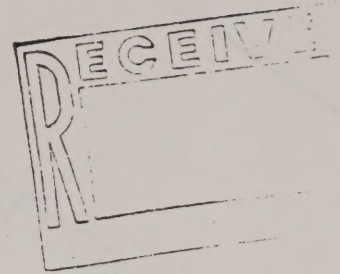
I would like to purchase a portion of Boston Redevelopment Authority Parcel R-10-B, Charlestown, to improve and landscape as an addition to my backyard at 36 Sackville Street.

Please contact me if I can provide you with any further information.

Thank you,

A handwritten signature in dark ink, appearing to read "Kevin D. Seager". The signature is fluid and cursive, with the first name "Kevin" being more prominent and the last name "Seager" written in a more compact, cursive style.

Kevin D. Seager
36 Sackville Street
Charlestown, MA 02129



July 29, 1988

Mr. Lawrence Brophy
Harbor Planning & Development
1st Avenue/Building 34
Charlestown, MA 02109

Re: 43, 35, 47 Belmont Street, Charlestown, MA
Owner: Belmont Realty Trust
Trustees: Patrick Tracy, Philip A. Tracy, Jr.

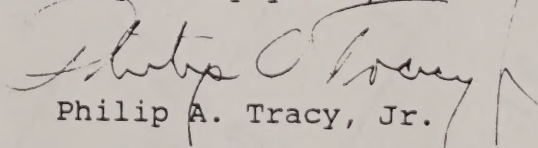
Dear Mr. Brophy:

Following up on a conversation that you had with my partner Michael O'Donnell concerning the purchasing of approximately 400 sq. ft. of landlocked B.R.A. property at the rear of 43, 45, 47 Belmont Street, we the trustees of the Belmont Realty Trust are desirous of purchasing said property.

We are processing our permit applications concerning the development of 43, 45, 47 Belmont Street and in order to facilitate representations made to the neighbors we hope to square off the development parcel by this purchase.

Please contact me at your earliest convenience so that we may discuss same.

Very truly yours,


Philip A. Tracy, Jr.

PTP/cb

P.S. Enclosed is the
Plot Plan

MEDFORD STREET

BELMONT STREET

2/1566
McCreevan
10530
37

6230 s.f.

2/1562
Howell
9800
445

6526 s.f.

Belmont 2/1559
Realty Trust
1317 s.f. 13095
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Belmont 2/1560
Realty Tr.
1000 s.f. 13095
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Belmont 2/1561
Realty Trust
1625 s.f. 13095
346

2/1558
Lucy C. Hart
7514
31

1950 s.f.

2/1569
B.R.A.
R-10-B

1869 s.f.

1600 s.f.

2/1571
Seager
9669
65

2/1572
Timothy J. Walsh
10608
167

SACKVILLE STREET

#51

#47

#45

#43

#39

#70

#36

#34



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BELMONT STREET

SACKVILLE STREET

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#39

2/1558
Lucy C. Hart
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31

1950 s.f.

R-10-B-2
862 s.f.

R-10-B-1
1007 s.f.

1600 s.f.

2/1571
Seager
9669
65

#36

2/1572
Timothy J. Walsh
10608
167

#34

#70



MEMORANDUM

DECEMBER 14, 1989

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: PAUL BARRETT, ASSISTANT DIRECTOR
ROBERT RUSH, DEPUTY DIRECTOR
LAWRENCE BROPHY, SENIOR PLANNER
HARBOR PLANNING AND DEVELOPMENT

SUBJECT: CHARLESTOWN URBAN RENEWAL AREA, MA. PROJECT R-55
PARCEL R-10-B-1, R-10-B-2 (REAR 38 SACKVILLE STREET)
FINAL DESIGNATION OF REDEVELOPERS

SUMMARY: MEMORANDUM REQUESTS THE GRANTING OF FINAL DESIGNATION AS REDEVELOPERS TO MR. KEVIN D. SEAGER AND THE BELMONT STREET REALTY TRUST FOR DISPOSITION PARCEL R-10-B, REAR 38 SACKVILLE STREET WITHIN THE CHARLESTOWN URBAN RENEWAL AREA, TO BE IMPROVED AS OFF-STREET PARKING AND YARD SPACE.

On September 29, 1988, Tentative Designation was granted to Mr. Kevin D. Seager and the Belmont Street Realty Trust on Parcels R-10-B-1 and R-10-B-2 respectively. This parcel is a small landlocked piece of land between Sackville and Belmont Street that totals 1869 square feet, divided into 1007 square feet to Kevin Seager (R-10-B-1) and 862 square feet to Belmont Street Realty Trust (R-10-B-2).

Several meetings have been held with the abutting neighbors and they are all in agreement with this use and disposition. The proposed disposition is consistent with Authority policy with respect to abutter parcels. This disposition will greatly improve the use and appearance of the area, will put this parcel back on the tax rolls, and improve parking on both Belmont and Sackville Streets. The approved disposition price for these parcels is as follows:

R-10-B-1, \$2,500 or \$2.48 per square foot; and
R-10-B-2, \$4,300 or \$5.00 per square foot.

Therefore, it is recommended that Kevin D. Seager and the Belmont Street Realty Trust be granted Final Designation on Parcels R-10-B-1 (1007 square feet) and R-10-B-2 (862 square feet) respectively for the purpose of creating yard space and off-street parking.

An appropriate resolution follows:

